

ZB# 05-49

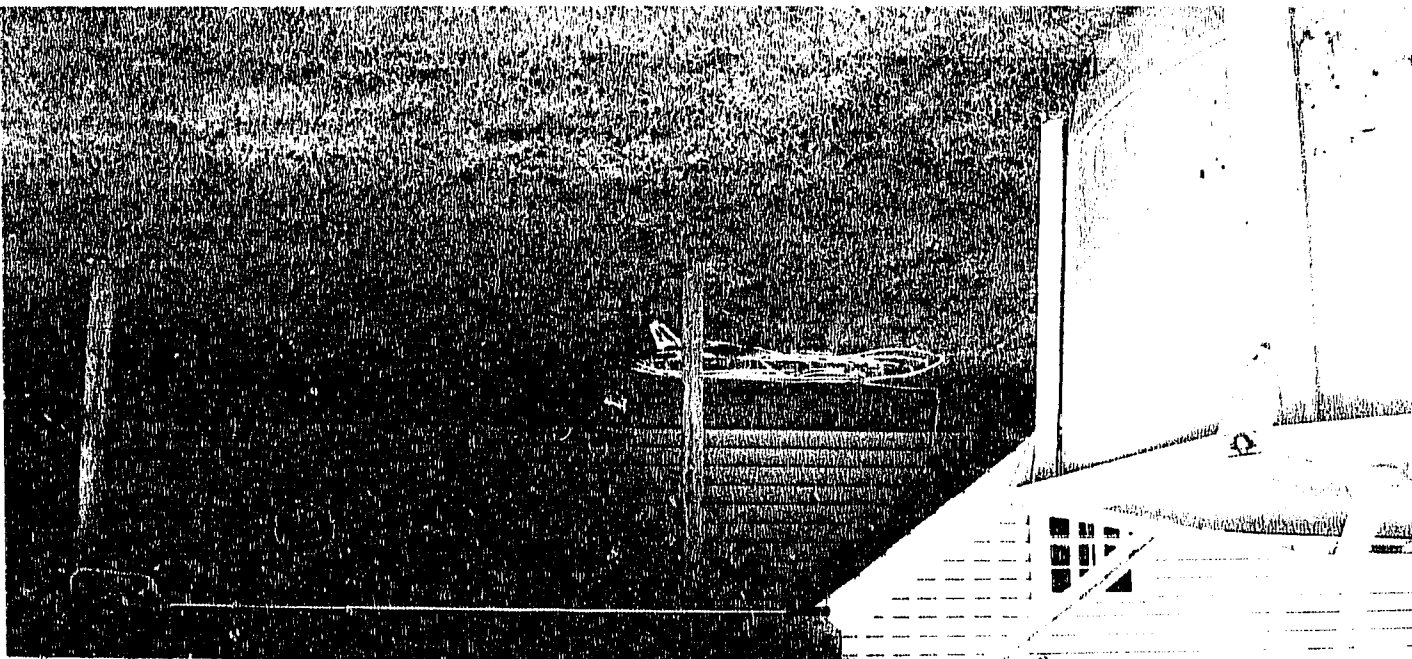
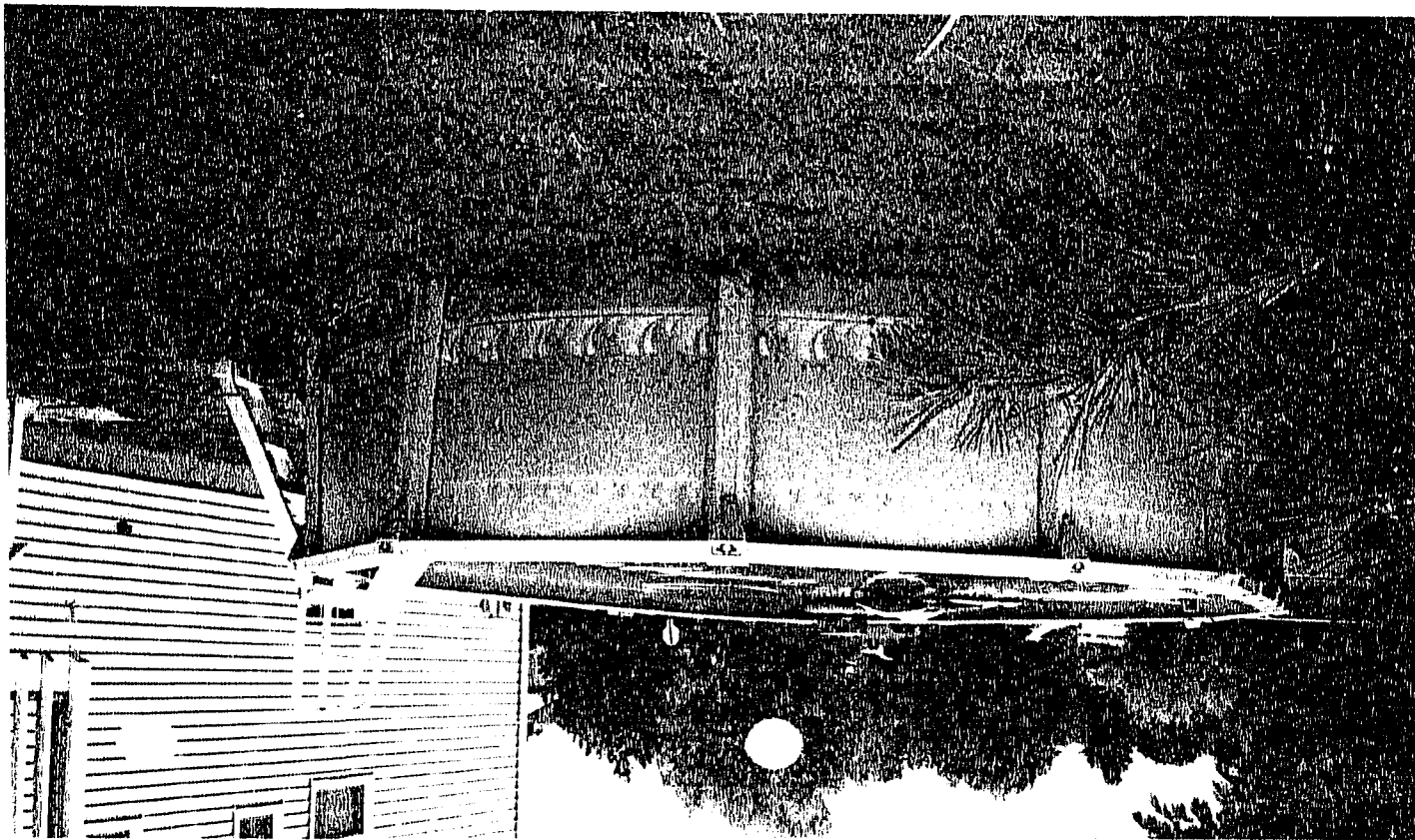
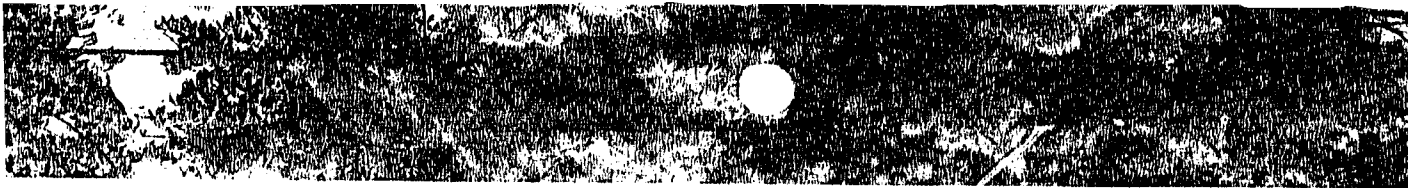
Jeffrey Ehlers

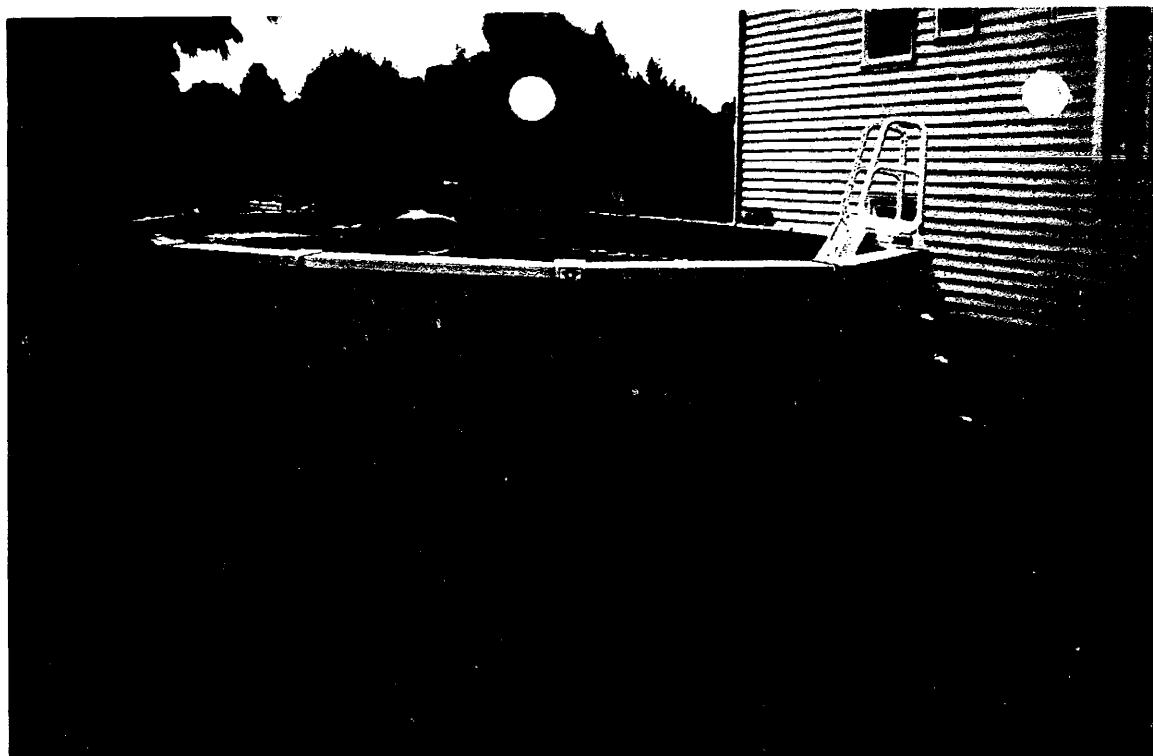
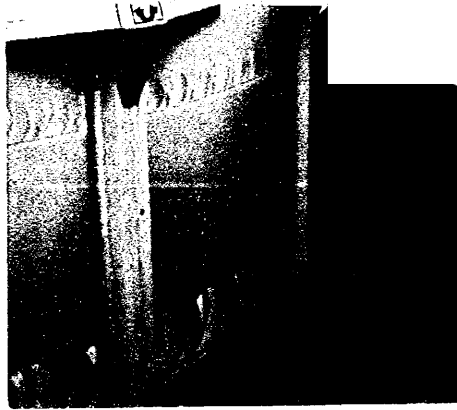
80-6-1

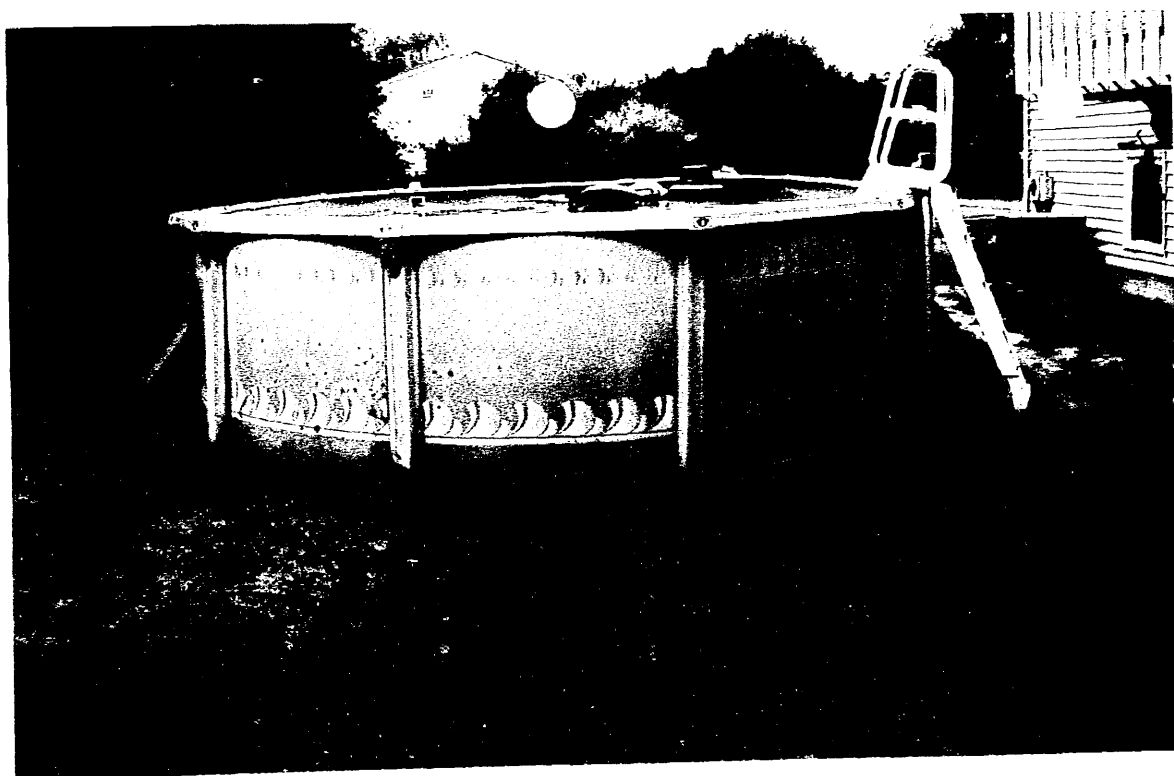
05-49

JEFFREY EHLERS (AREA)
342 BUTTERNUT DR. (80-6-1)

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553
Granted 10-24-05







NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 80-6-1

In the Matter of the Application of

JEFFREY EHLERS

**MEMORANDUM OF
DECISION GRANTING**

AREA

CASE #05-49

WHEREAS, Jeffrey Ehlers , owner(s) of 342 Butternut Drive, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an Request for 27 ft. Rear Yard Setback for proposed House Deck, Pool Deck and Pool at 342 Butternut Drive in a CL-1 Zone (80-6-1)

WHEREAS, a public hearing was held on October 24, 2005 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared on behalf of this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Times Herald Record, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a one Family Dwelling located in a neighborhood of one Family Dwellings in an CL-1 zone.
 - (b) The applicant seeks permission to remove the existing deck and replace it. The new deck would measure approximately 12 ft. X 27 ft.
 - (c) The applicant will not be removing any trees or substantial vegetation in constructing the deck and pool.

- (d) Neither the deck nor the pool will create the ponding or collection of water or divert the flow of water drainage.
- (e) Neither the pool nor the deck will be on top of nor will they interfere with any easements.
- (f) The deck will be similar in size and appearance to other decks in the neighborhood.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested is/are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is/are self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) is/are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

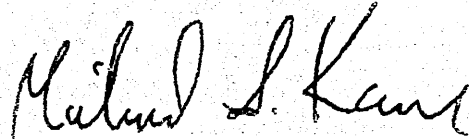
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a Request for 27 ft. Rear Yard Setback for proposed House Deck, Pool Deck and Pool at 342 Butternut Drive in a CL-1 Zone (80-6-1) as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: October 24, 2005

A handwritten signature in dark ink, appearing to read "Michael S. Kane", is written over a horizontal line.

Chairman



Town of New Windsor

**555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689**

OFFICE OF THE ZONING BOARD OF APPEALS

March 27, 2006

Jeffrey Ehlers
342 Butternut Drive
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #05-49

Dear Sir:

Please find enclosed two copies of the Formal Decision for your case before the Zoning Board of Appeals. Please keep these copies in your records for future reference if needed.

If you are in need of any further assistance or have any questions in this matter, please feel free to contact me at the above number.

Very truly yours,

Myra Mason, Secretary to the
NEW WINDSOR ZONING BOARD

MLM:mlm

cc: Michael Babcock, Building Inspector

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: July 7, 2005

APPLICANT: Mr. Jeffrey Ehlers
342 Butternut Drive
New Windsor, New York 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: July 6, 2005

FOR : Jeffrey Ehlers

LOCATED AT: 342 Butternut Drive

ZONE: CL-1 **Sec/Blk/ Lot:** 80-6-1

COPY

DESCRIPTION OF EXISTING SITE: SINGLE FAMILY DWELLING

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. 300-10 USE/BULK TABLE CL-1 ZONE, COLUMN G – REQUIRED REAR YARD DEPTH OF 40', PROPOSED HOUSE DECK, POOL DECK AND POOL WILL BE 13' FROM THE REAR PROPERTY LINE. A VARIANCE OF 27' IS REQUIRED.



BUILDING INSPECTOR

PERMITTED

**PROPOSED OR
AVAILABLE:**

**VARIANCE
REQUEST:**

ZONE: CL-1

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD: 40'

13'

27'

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

(Lou)

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and per test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:
Building Permit # 2005-668

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises JEFFREY EHLERS

Address 342 Butternut Dr

Phone # 562-8834

Mailing Address SAME

Fax # _____

Name of Architect _____

Address _____

Phone _____

Name of Contractor _____

State whether applicant is owner, lessee, agent, architect, engineer or builder OWNER

If applicant is a corporation, signature of duly authorized officer _____
(Name and title of corporate officer)

1. On what street is property located? On the WEST side of BUTTERNUT DR.
(N, S, E or W)
and AT THE INTERSECTION feet from the intersection of CREAMERY DR.
2. Zone or use district in which premises are situated Residential Is property a flood zone? Y (N)
3. Tax Map Description: Section 50 Block 6 Lot 1
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
- a. Existing use and occupancy Residential b. Intended use and occupancy SAME
5. Nature of work (check if applicable) ☐ New Bldg. ☒ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other
6. Is this a corner lot? YES Deck
7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____
8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____
- Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____
Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____
10. Estimated cost \$8,000.⁰⁰ Fee \$50.⁰⁰

ZONING BOARD

Cash

PAID

date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Liel & Louis Kryshear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4818
(845) 563-4885 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

(Signature of Applicant)

(Owner's Signature)

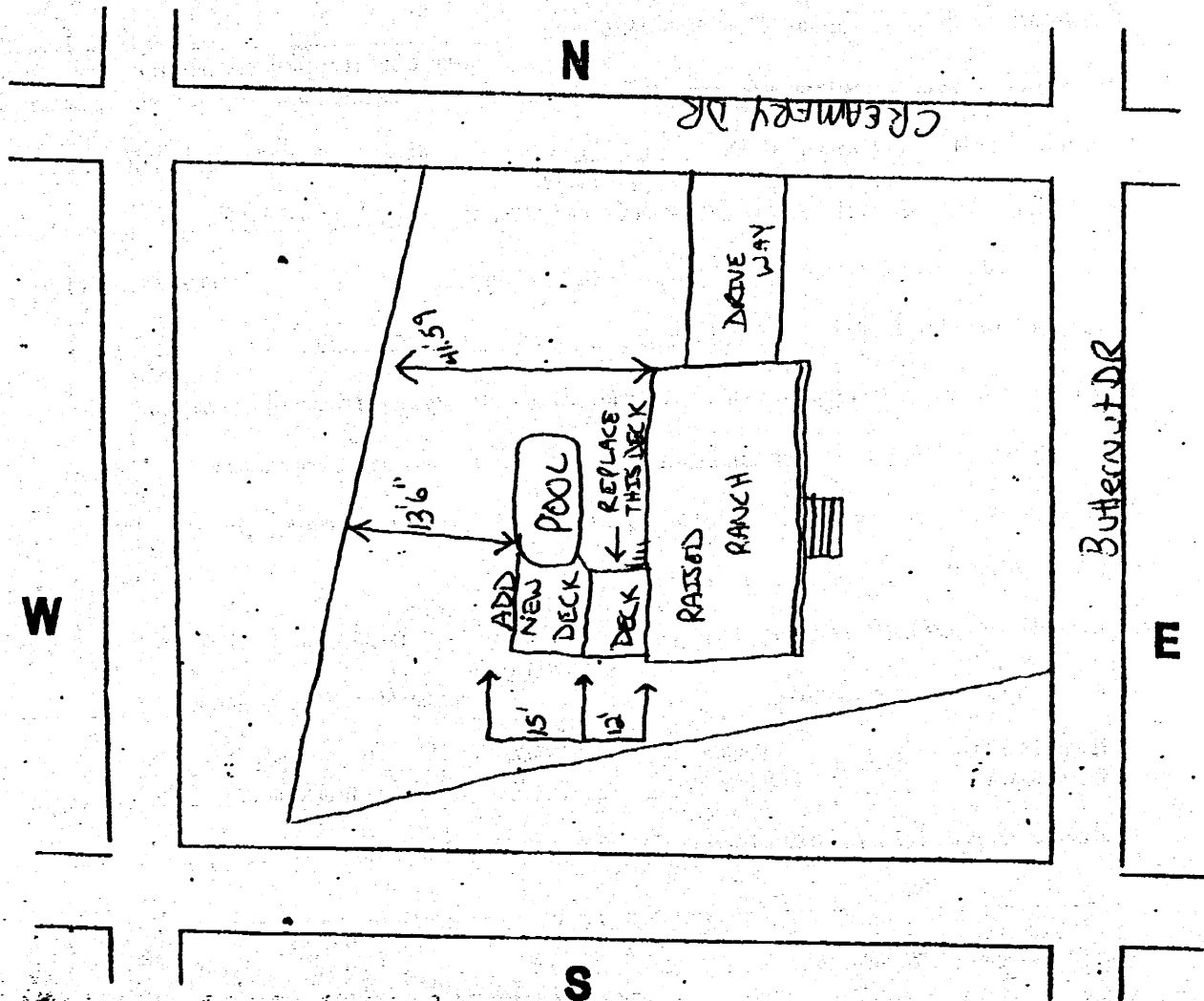
(Address of Applicant)

(Owner's Address)

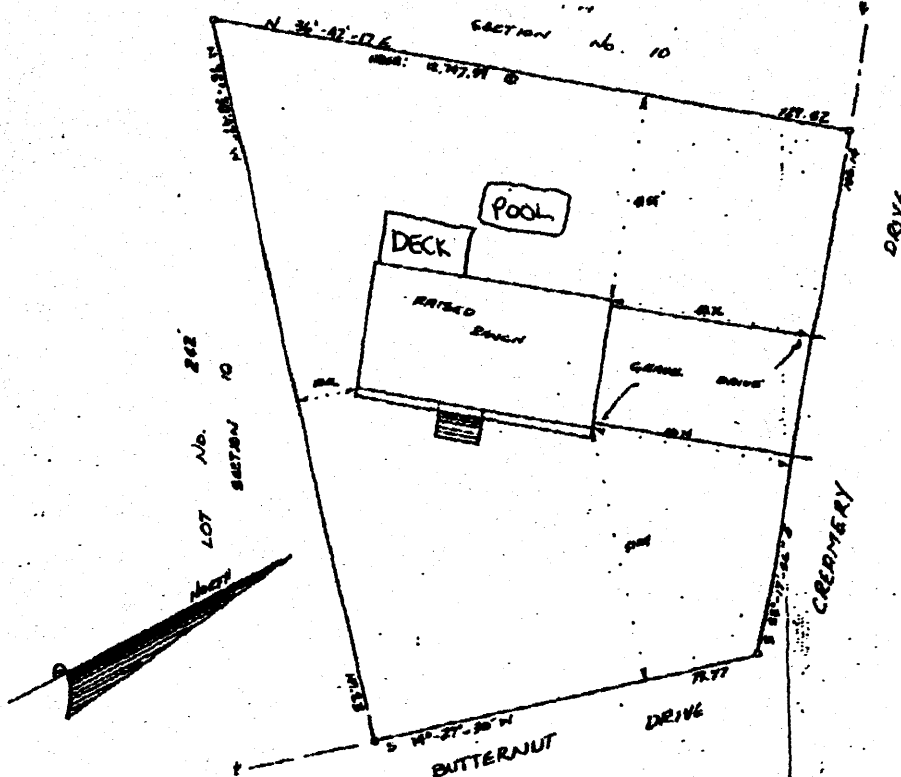
PLOT PLAN

NOTE:

Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT



GENERAL NOTES:

- 1) UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 260(2) OF THE NEW YORK STATE EDUCATION LAW.
- 2) ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH AN ORIGINAL LAND SURVEYOR'S MARKED SEAL, SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- 3) CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCIES AND LENDING INSTITUTIONS AS LISTED HEREON.

SPECIAL NOTES:

- 1) BEING LOT NO. 243, AS SHOWN ON A MAP ENTITLED "BUTTERNUT DRIVE" AND "CREAMERY DRIVE" TAKEN IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NO. 100.
- 2) NO CERTIFICATION IS MADE FOR ITEMS NOT VISIBLE AT GROUND SURFACE AT TIME OF SURVEY.
- 3) OFFSETS ARE SHOWN AT RIGHT ANGLES TO PROPERTY LINE.
- 4) CERTIFICATIONS ARE NON TRANSFERABLE TO ADDITIONAL OWNERS AND/OR ADDITIONAL INSTITUTIONS NOT LISTED HEREON.

SURVEY FOR LOT NO. 243 SECTION 10 BUTTERNUT DRIVE

TOWN OF NEW WINDSOR
SCALE: 1" = 20' FT.

ORANGE COUNTY, N.Y.
FEBRUARY 1, 1981
RICHARD G. ROFFED

CERTIFIED TO:

LISTER SPRINGS BANK, THE SURVEYOR

RICHARD G. ROFFED

N 957,000



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: LARRY REIS, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: JANUARY 11, 2006
SUBJECT: ESCROW REFUND

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 148.78 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #05-49

NAME & ADDRESS:

**Jeffrey Ehlers
342 Butternut Drive
New Windsor, NY 12553**

THANK YOU,

MYRA

L.R.01-12-2006



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS**



FILE #05-49

TYPE: AREA

TELEPHONE: 562-8834

APPLICANT:

Jeffrey Ehlers

342 Butternut Drive

New Windsor, NY 12553

RESIDENTIAL:	\$ 50.00	CHECK # <u>1490</u>
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW: RESIDENTIAL \$300.00 CHECK # 1489



<u>DISBURSEMENTS:</u>	<u>MINUTES</u>	<u>ATTORNEY</u>
	<u>\$5.50 / PAGE</u>	<u>FEE</u>

PRELIMINARY:	<u>3</u>	PAGES	\$ <u>16.50</u>	\$ <u>35.00</u>
2 ND PRELIMINARY:	—	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>3</u>	PAGES	\$ <u>16.50</u>	\$ <u>35.00</u>
PUBLIC HEARING:	—	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date: 10/13/05 \$ 48.22

TOTAL: \$ 81.22 \$ 70.00



ESCROW POSTED: \$ 300.00

LESS: DISBURSEMENTS: \$ 151.22

AMOUNT DUE: \$ _____

REFUND DUE: \$ 148.78

Cc:

L.R. 01-12-06

JEFFREY_EHLERS_(05-49)

Mr. Jeffrey Ehlers appeared before the board for this proposal.

MR. KANE: Request for 27 ft. rear yard setback for proposed house deck, pool deck and pool at 342 Butternut Drive. Tell us what you want to do, sir.

MR. EHLERS: I'd like to remove the existing deck, replace it and have an addition to that deck, a larger deck I should say.

MR. KANE: The size of the deck that you're planning on building?

MR. EHLERS: It would be I guess 12 x 27.

MR. KANE: Is that--

MR. EHLERS: The deck is 12 x 12, I want to remove that, have it the same width but just go out to meet the far end of the pool.

MS. LOCEY: So it would be 12 by what?

MR. EHLERS: Twenty-seven.

MR. KANE: Is this going to be one continuous deck or are you going to have a higher deck going down to the pool level deck?

MR. EHLERS: Yes, it will drop down about three stairs to meet the pool level.

MR. KANE: And is there going to be a, well, let's do the decks first, cut down any trees, substantial vegetation in the building of the deck?

MR. EHLERS: No.

MR. KANE: Creating any water hazards on runoffs in the building of either deck?

MR. EHLERS: No.

MR. KANE: Any easements in that particular area?

MR. EHLERS: No.

MR. KANE: You're on Butterhill, right?

MR. EHLERS: Yes.

MR. KANE: The upper deck going down to the lower deck you're going to have a self-closing, self-latching gate or some kind of impediment?

MR. EHLERS: Yes.

MR. KANE: And you have to have that by law.

MR. EHLERS: Yes.

MR. KANE: The deck will be similar in size to and nature to other decks in your neighborhood?

MR. EHLERS: Yes.

MR. KANE: Any questions? On the upper deck you have a pair of sliders according to this picture coming out so the upper deck is necessary for safety issues?

MR. EHLERS: Yes.

MR. KANE: At this point we'll ask if anybody in the audience is here for this particular hearing? Seeing as there's not, we'll close the public portion, ask Myra how many mailings we had.

October 24, 2005

58

MS. MASON: On October 5, I mailed out 65 envelopes and had no response.

MR. KANE: Bring it back to the board, any other questions?

MR. REIS: Accept a motion?

MR. KANE: Yes.

MR. REIS: I'll make a motion that we approve Jeff Ehlers' request for 27 foot rear yard setback for proposed house deck, pool deck and pool at 342 Butternut Drive.

MS. LOCEY: I will second that motion.

ROLL CALL

MS. GANN	AYE
MS. LOCEY	AYE
MR. BROWN	AYE
MR. REIS	AYE
MR. KANE	AYE



RESULTS OF Z.B.A. MEETING OF: October 24, 2005

PROJECT: Jeffrey Ehlers

ZBA # 05-49

P.B.#

USE VARIANCE: NEED: EAF PROXY

LEAD AGENCY: M) S) VOTE: A N

GANN
LOCEY
BROWN
MCDONALD
REIS
KANE

CARRIED: Y N

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

GANN
LOCEY
BROWN
MCDONALD
REIS
KANE

CARRIED: Y N

NEGATIVE DEC: M) S) VOTE: A N

GANN
LOCEY
BROWN
MCDONALD
REIS
KANE

CARRIED: Y N

APPROVED: M) S) VOTE: A N

GANN
LOCEY
BROWN
MCDONALD
REIS
KANE

CARRIED: Y N

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) S) VOTE: A N

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____
REIS _____
KANE _____

CARRIED: Y _____ N _____

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES

VARIANCE APPROVED: M) Rs S) L. **VOTE:** A 5 N 0.

GANN	A
LOCEY	A
BROWN	A
McDONALD	
REIS	A
KANE	A

CARRIED: Y ☒ **N** ☐

[illegible]

AFFIDAVIT OF MAILING

**ZONING BOARD OF APPEALS: TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK**

-----X

In the Matter of the Application for Variance of

JEFFREY EHLERS

**AFFIDAVIT OF
SERVICE
BY MAIL**

#05-49

X

STATE OF NEW YORK)

) SS:

COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the 5TH day of **OCTOBER, 2005**, I compared the 65 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason
Myra L. Mason, Secretary

11th day of October, 2005

J. J. MacGilligan
Notary Public

**JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified in Orange County
Commission Expires 10/30/ 2006**

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:

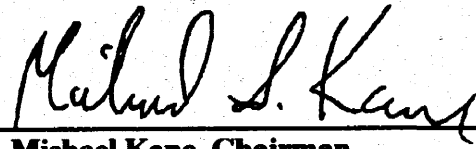
Appeal No. 05-49

Request of JEFFREY EHLERS

for a VARIANCE of the Zoning Local Law to Permit:

Request for 27 ft. Rear Yard Setback for proposed House Deck, Pool Deck and Pool at 342 Butternut Drive in a CL-1 Zone (80-6-1)

PUBLIC HEARING will take place on OCTOBER 24, 2005
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York
beginning at 7:30 P.M.

A handwritten signature in black ink, reading "Michael S. Kane", written over a horizontal line.

Michael Kane, Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-3101
J. Todd Wiley, IAO

Assessor's Office

August 24, 2005

Jeffrey Ehlers
342 Butternut Drive
New Windsor, NY 12553

Re: 80-6-1 ZBA#05-49 (65)

Dear Mr. Ehlers:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$85.00, minus your deposit of \$25.00.

Please remit the balance of \$60.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/lrd

CC: Myra Mason, ZBA

37-1-49
The McQuade Foundation
PO Box 4064
New Windsor, NY 12553

80-1-8
James & Maureen Noble
340 Butternut Drive
New Windsor, NY 12553

80-1-9
Anthony Wandell
338 Butternut Drive
New Windsor, NY 12553

80-1-10
James Clapp
A/K/A James G. Clapp
336 Butternut Drive
New Windsor, NY 12553

80-1-11
Farrel Tannenbaum
334 Butternut Drive
New Windsor, NY 12553

80-1-12
Alan & Maureen Scheck
332 Butternut Drive
New Windsor, NY 12553

80-1-13
Michael & Nancy Bell
330 Butternut Drive
New Windsor, NY 12553

80-1-22
Edith Anne Dyer
Norman Nowosinski
88 Guernsey Drive
New Windsor, NY 12553

80-1-23
Valery & Alla Zakharov
86 Guernsey Drive
New Windsor, NY 12553

80-1-24
Robert & Rose Jurik
84 Guernsey Drive
New Windsor, NY 12553

80-1-25
Leslie Motard
82 Guernsey Drive
New Windsor, NY 12553

80-1-26
Jose & Zoraida Santiago
80 Guernsey Drive
New Windsor, NY 12553

80-1-27
Stuart Taub
78 Guernsey Drive
New Windsor, NY 12553

80-2-5
Gerald Jr. & Rose Marie Bohr
86 Creamery Drive
New Windsor, NY 12553

80-2-6
Gary & Theresa Hall
88 Creamery Drive
New Windsor, NY 12553

80-2-7
Andres & Deirdre Washington
90 Creamery Drive
New Windsor, NY 12553

80-2-8
Victor & Sylvia Santiago
92 Creamery Drive
New Windsor, NY 12553

80-2-9
Michael & Tracy Diaz
94 Creamery Drive
New Windsor, NY 12553

80-2-10
Harry DeMarzi
Gloria Feinstein DeMarzi
335 Butternut Drive
New Windsor, NY 12553

80-2-11
Sean & Monica Jones
333 Butternut Drive
New Windsor, NY 12553

80-2-12
Richard & Carol Keber
331 Butternut Drive
New Windsor, NY 12553

80-2-13
Craig & Patricia Wood
329 Butterwood Drive
New Windsor, NY 12553

80-2-14
Keith & Colleen Schafer
327 Butternut Drive
New Windsor, NY 12553

80-5-1
Kevin Chanowsky
Laura Sarno
113 Creamery Drive
New Windsor, NY 12553

80-5-2
John & GERALYN CASEY
111 Creamery Drive
New Windsor, NY 12553

80-5-3
Mavourneen & James Hubbard Sr.
109 Creamery Drive
New Windsor, NY 12553

80-5-4
Urias & Shirley Thomas
107 Creamery Drive
New Windsor, NY 12553

80-5-5
Antonius & Catherina Tinnemans
105 Creamery Drive
New Windsor, NY 12553

80-5-6
Wilton Pobon
103 Creamery Drive
New Windsor, NY 12553

80-5-11
Robert & Jamene Kopman
345 Butternut Drive
New Windsor, NY 12553

80-5-12
Jessica DeMaio
343 Butternut Drive
New Windsor, NY 12553

80-5-13
Israel & Madeline Hudyberdi
341 Butternut Drive
New Windsor, NY 12553

80-6-2
Michael & Josephine Oates
117 Creamery Drive
New Windsor, NY 12553

80-6-3
Gerard Parmerter
1 Shaker Court
New Windsor, NY 12553

80-6-4
Gracie Wilson
3 Shaker Court
New Windsor, NY 12553

80-6-5
Sandra Arcaro
5 Shaker Court
New Windsor, NY 12553

80-6-6
Cornelius & Deemichele Shea
7 Shaker Court
New Windsor, NY 12553

80-6-7
James & Mary Ann O'Hare
9 Shaker Court
New Windsor, NY 12553

80-6-8
Rafael Villafane
11 Shaker Court
New Windsor, NY 12553

80-6-9
Errol & Leanne Foschini
13 Shaker Court
New Windsor, NY 12553

80-6-10
Howard & Kathleen Stone
15 Shaker Court
New Windsor, NY 12553

80-6-12.1
Ronaldo Robledo
Irma Garcia
352 Butternut Drive
New Windsor, NY 12553

80-6-13
Robert & Jamene Kopman
350 Butternut Drive
New Windsor, NY 12553

80-6-14
Hope White
Adam Keith
348 Butternut Drive
New Windsor, NY 12553

80-6-15
Keith & Karen Cazzolla
346 Butternut Drive
New Windsor, NY 12553

80-6-16
Donald & Joann Lubarsky
344 Butternut Drive
New Windsor, NY 12553

80-8-1
Barry & Elissa Murillo
100 Creamery Drive
New Windsor, NY 12553

80-8-2
Regina Robinson Adams
Gary Adams
102 Creamery Drive
New Windsor, NY 12553

80-8-3
Debra Anderson
104 Creamery Drive
New Windsor, NY 12553

80-8-4
Freddy & Nancy Olan
106 Creamery Drive
New Windsor, NY 12553

80-8-5
Anthony Prioleau
108 Creamery Drive
New Windsor, NY 12553

80-8-6
Edward & Elene Laiso
110 Creamery Drive
New Windsor, NY 12553

80-8-7
Theresa & Kenneth Craig
112 Creamery Drive
New Windsor, NY 12553

80-8-8
Robert & Patricia Izer
127 Creamery Drive
New Windsor, NY 12553

80-8-9
Cole & Mary Kingseed
125 Creamery Drive
New Windsor, NY 12553

80-8-10
Kevin White & Rudolph Baron
Brian Hodge
123 Creamery Drive
New Windsor, NY 12553

80-8-11
Warren Kemble
2 Shaker Court
New Windsor, NY 12553

80-8-12
Ronald & Marie Cabrera
PO Box 4635
New Windsor, NY 12553

80-8-13
Mark & Sheila Lakritz
6 Shaker Court
New Windsor, NY 12553

80-8-14
William & Theresa Martin
8 Shaker Court
New Windsor, NY 12553

80-8-15

Livingston Kuo
Susan Miaw-Hwa
102 Shaker Court North
New Windsor, NY 12553

80-8-16

Wing & Lois Seto
104 Shaker Court North
New Windsor, NY 12553

80-8-21

Enrique Reynoso
Amalia Coe-Reynoso
103 Shaker Court North
New Windsor, NY 12553

80-8-22

Thomas & Kathleen Hannon
101 Shaker Court North
New Windsor, NY 12553

80-8-23

Dominick & Irmgard Cossavella
14 Shaker Court
New Windsor, NY 12553

Town of New Windsor
ZONING BOARD OF APPEALS
PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:

Appeal No. 05-49
 Request of JEFFREY EHLENS

for a VARIANCE of the Zoning Local Law to Permit:

Request for 27 ft. Rear Yard Setback for proposed House Deck, Pool Deck and Pool at 342 Butternut Drive in a CL-1 Zone (80-6-1)

PUBLIC HEARING will take place on October 24, 2005 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 P.M.

MICHAEL KANE
 CHAIRMAN

Ad Number: 1806901 Advertiser: NEW WINDSOR, TOWN

Phone: 8455634615 Sys No: 1194114 Caller: MYRA

INVOKING CUSTOMER:

Phone: 8455634615 Sys No: 1194114 AcctNo: P.O. No:

Name: NEW WINDSOR, TOWN Subscriber:

Address: ZONING AND PLANNING
 555 UNION AVENUE
 NEW WINDSOR NY 12553

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Printed By: THRFODDRIL Date: 10/11/2005 Assigned Sales: TownofNewWindsor PLANNINGBOARD PUBLICH AdType: LINER Order Type: NORMAL

Manual Delivery: Box No: Call Back: Y

NOTES:

Change Reason:

INSERTION:

Product: TH1 Paper: IN Class: 999X; LEGAL BILLING

Schedule: Start Date - 10/13/2005 End Date - 10/13/2005

Sort: TOWN OF NEW WINDSORZONING BOARD OF APPE

PRODUCTION:

Text Size: 2 x 26.00 ProdType: ENTERPRISE ColorNo: 0 Colors:

Tearsheets: 1 Proofs: 0 Affidavits: 1 Alt Addr: N

PRICING:

Price: 48.22 Payment Method: B1 Amount Paid: 0 Amount Owed: 48.22

PriceMethod: 0 (0=Normal, 1=User Def, 2=System Gross) Rate Code: LE1

For fields listed below 0 = NO 1 = YES

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TIMES HERALD-RECORD

40 Mulberry Street, Middletown, NY 10940

State of New York:

County of Orange: ss:

Patricia Foddrill

Being duly sworn deposes and says that the ORANGE COUNTY PUBLICATIONS Division of Ottaway Newspapers-Radio, Inc. is a corporation organized under the laws of the State of New York and is, at all the times hereinafter mentioned, was the printer and publisher of The Times Herald-Record, a daily newspaper distributed in the Orange, Ulster, Rockland, Dutchess, Pike, PA, Delaware and Sullivan Counties, published in the English language in the City of Middletown, County of Orange, State of New York, that deponent is the

Legal Advertising Rep.

of said The Times Herald-Record acquainted with the facts hereinafter stated, and duly authorized by said Corporation to make this affidavit; that the

Public Notice

a true printed copy of which is hereunto annexed, has been duly and regularly published in the manner required by law in said The Times Herald-Record in each of its issues published upon each of the following dates, to wit: In its issues of

10/13/05

Signature of Representative:

Patricia Foddrill

Sworn in before me this

17

Day of

Oct

2005

Gretchen Pina Breedy

Notary Public, Orange County

GRETCHEN PINA BREEDY
NOTARY PUBLIC FOR THE STATE
OF NEW YORK, ORANGE COUNTY
OATH / SIGNATURE IS ON FILE
COMMISSION EXPIRES 11/29/2005

August 22, 2005

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JEFFREY_EHLERS_(05-49)

MR. KANE: Request for 27 ft. rear yard setback for proposed house deck, pool deck and pool at 342 Butternut Drive.

Mr. Jeffrey Ehlers appeared before the board for this proposal.

MR. KANE: Tell us what you want to do, sir.

MR. EHLERS: I'd like to replace the existing deck and add on to it so that it meets the code.

MR. MC DONALD: Looking at pictures you're going to bring it right up to the pool?

MR. EHLERS: It would drop down so it would be level with the pool and come out towards the pool, roughly the deck that's there now is 12 x 12, this would drop down and be 12 by approximately 15.

MR. KANE: How far is the pool from the property line now?

MR. EHLERS: Thirteen and a half, I believe.

MR. KANE: So if you weren't attaching the deck that's attached to the house that's part of the deck then you would be legal on your pool right, Mike?

MR. BABCOCK: Excuse me?

MR. KANE: It's because the deck is attached to the house we're going for the 40 foot offset?

MR. BABCOCK: That's correct.

MR. KANE: Other than that the pool is legal without the deck being attached to it?

August 22, 2005

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MR. BABCOCK: That's correct.

MR. KANE: And you consider it a safety issue to build the deck?

MR. EHLERS: Do I consider it a safety issue, yes.

MR. KANE: Creating any water hazards or runoffs with the building of the deck?

MR. EHLERS: No.

MR. KANE: Of either deck let me put it that way, cutting down any trees substantial vegetation?

MR. EHLERS: None.

MR. KANE: The deck being similar in size and nature to other decks that are in your neighborhood?

MR. EHLERS: Yes.

MR. KANE: Any easements running through the area where the decks or the pool is?

MR. EHLERS: No.

MR. KANE: And you understand that a public hearing, if this is approved, you have still have to meet all the requirements from the building department?

MR. EHLERS: Yes.

MR. KANE: Any other questions? I'll accept a motion.

MS. GANN: I will offer a motion that we set up Jeffrey Ehlers for a public hearing for his request for 27 foot rear yard setback for proposed house deck, pool deck and pool at 342 Butternut Drive.

August 22, 2005

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MR. MC DONALD: Second it.

ROLL CALL

MS. GANN	AYE
MR. MC DONALD	AYE
MR. REIS	AYE
MR. KANE	AYE



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

ZONING BOARD OF APPEALS

October 4, 2005

Jeffrey Ehlers
342 Butternut Drive
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #05-49

Dear Mr. Ehlers:

This is just to let you know your Notices for Public Hearing were mailed out and the notice was also sent to The Times Herald Record Newspaper for publication. **PLEASE NOTE: The charge for publication in the Times Herald Record will be deducted from your escrow that was posted with your application papers.**

Your Public Hearing before the Zoning Board of Appeals for your requested variance at:

342 Butternut Drive
New Windsor, NY

is scheduled for the OCTOBER 24, 2005 agenda.

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have any questions or concerns in this matter, please feel free to contact me.

Very truly yours,

Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm



RESULTS OF Z.B.A. MEETING OF: August 22, 2005

PROJECT: Jeffrey Ehlers ZBA # 05-49
P.B.# _____

P.B.# _____

USE VARIANCE: NEED: EAF _____ PROXY _____

LEAD AGENCY: M)_____S)_____ VOTE: A___ N___

GANN	_____	
LOCEY	_____	
BROWN	_____	
MCDONALD	_____	CARRIED: Y____N____
REIS	_____	
KANE	_____	

PUBLIC HEARING: M)_____ **S)**_____ **VOTE: A**____ **N**_____

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
KANE _____

NEGATIVE DEC: M)_____S)_____ VOTE: A___ N___

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
KANE _____

APPROVED: M)____S)____ VOTE: A____N____

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____ CARRIED: Y_____N_____
REIS _____
KANE _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) Gunn S) Mc VOTE: A 4 N 0

✓ GANN	✓
LOCEY	
BROWN	
✓ MCDONALD	✓
✓ REIS	✓
✓ KANE	✓

CARRIED: Y ✓ N

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES

VARIANCE APPROVED: M)___ S)___ VOTE: A___ N___.

GANN _____
LOCEY _____
BROWN _____
MC DONALD _____
REIS _____
KANE _____

CARRIED: Y_____N_____.

[illegible]

ZBA # 05-49 Application fee

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#731-2005

08/09/2005

Ehlers, Jeffrey
342 Butternut Drive
New Windsor, NY 12553

Received \$ 50.00 for Zoning Board Fees, on 08/09/2005. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: 08-08-05

FOR: ESCROW 05-49

FROM:

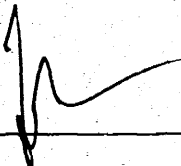
Jeffrey Ehlers
342 Butternut Drive
New Windsor, NY 12553

CHECK NUMBER: 1489

TELEPHONE: 562-8834

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:


NAME _____ DATE 8/9/05 vr

PLEASE RETURN ONE SIGNED COPY TO MYRA FOR FILING

THANK YOU

TOWN OF NEW WINDSOR

REQUEST FOR NOTIFICATION LIST

DATE: 08-08-05

PROJECT NUMBER: ZBA# 05-49 P.B. # _____

APPLICANT NAME: JEFFREY EHLERS

PERSON TO NOTIFY TO PICK UP LIST:

Jeffrey Ehlers
342 Butternut Drive
New Windsor, NY 12553

TELEPHONE: 562-8834

TAX MAP NUMBER: SEC. 80 BLOCK 6 LOT 1
SEC. BLOCK LOT
SEC. B LOCK LOT

PROPERTY LOCATION: **342 BUTTERNUT DRIVE**
NEW WINDSOR

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: _____

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET _____

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET)

AGRICULTURAL DISTRICT:
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT)

NEW WINDSOR ZONING BOARD XXX

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XXX

[illegible]

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 1491

TOTAL CHARGES: _____



Town of New Windsor

**555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689**

ZONING BOARD OF APPEALS

August 8, 2005

**Jeffrey Ehlers
342 Butternut Drive
New Windsor, NY 12553**

SUBJECT: REQUEST FOR VARIANCE #05-49

Dear Mr. Ehlers:

This letter is to inform you that you have been placed on the August 22, 2005 agenda for the Zoning Board of Appeals to discuss your request for a variance at:

**342 Butternut Dr.
New Windsor, NY**

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have a problem with this time and/or date, please contact me at the above number and we will reschedule your appearance. If you have any further questions, please feel free to contact me.

Very truly yours,

**Myra Mason, Secretary
Zoning Board of Appeals**

MLM:mlm



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**



APPLICATION FOR VARIANCE

7/24/05
Date

Application Type: Use Variance ☐ Area Variance ☐
Sign Variance ☐ Interpretation ☐

I. **Owner Information:** Phone Number: (845) 562-8834
JEFFREY EHLERS Fax Number: ()
(Name)
342 BUTTERNUT DR NEW WINDSOR N.Y. 12553
(Address)

II. **Applicant:** Phone Number: (845) 562-8834
JEFFREY EHLERS Fax Number: ()
(Name)
342 BUTTERNUT DR. NEW WINDSOR N.Y. 12553
(Address)

III. **Forwarding Address, if any, for return of escrow:** Phone Number: ()
JNA RENOVATIONS Fax Number: ()
(Name)

(Address)

IV. **Contractor/Engineer/Architect/Surveyor/:** Phone Number (845) 206-3364
Fax Number: ()
JNA RENOVATIONS
(Name)
70 CARDINAL RD Hyde PARK NY 12538
(Address)

V. **Property Information:**

Zone: CL1 Property Address in Question: 342 BUTTERNUT DR. NEW WINDSOR
Lot Size: _____ Tax Map Number: Section 80 Block 6 Lot 1
a. What other zones lie within 500 feet? _____
b. Is pending sale or lease subject to ZBA approval of this Application? NO
c. When was property purchased by present owner? 4/15/04
d. Has property been subdivided previously? NO If so, When: _____
e. Has an Order to Remedy Violation been issued against the property by the
Building/Zoning/Fire Inspector? NO
f. Is there any outside storage at the property now or is any proposed? NO

****PLEASE NOTE:****

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF
SUBMITTAL.**

COMPLETE THIS PAGE ☐

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

VIII. AREA VARIANCE: (This information will be on your Building Department Denial form you receive)

Area Variance requested from New Windsor Zoning Local Law,

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area			
Min. Lot Width			
Reqd. Front Yd.			
Reqd. Side Yd.			
Reqd. Rear Yd.	40'	13'	27'
Reqd. St Front*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ration**			
Parking Area			

*Residential Districts Only

**Non-Residential Districts Only

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

COMPLETE THIS PAGE ☐

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

IF GRANTED THIS VARIANCE MY FAMILY
AND I WILL BE ABLE TO ENJOY OUR BACK YARD MORE WITH A
NEW DECK SAFETY WILL BE OF THE UTMOST IMPORTANCE AS I
HAVE A SMALL CHILD. SO EVERY POSSIBLE PRECAUTION WILL BE
TAKEN. MY FAMILY & I PLAN ON STAYING IN THIS NEIGHBOR-
HOOD FOR A LONG TIME & WANT TO ENJOY IT AS MUCH AS POSSIBLE
HOME IMPROVEMENTS ALSO INCREASE PROPERTY VALUES, ONLY HELPING
THE NEIGHBORHOOD MORE.

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

COMPLETE THIS PAGE ☐

XII. ADDITIONAL COMMENTS:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
-
-

XIII. ATTACHMENTS REQUIRED:

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey (if available) showing the size and location of the lot, buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: (each payable to the TOWN OF NEW WINDSOR)
 - ☒ One in the amount of \$ 300.00 or 500.00, (escrow)
 - ☒ One in the amount of \$ 50.00 or 150.00, (application fee)
 - ☒ One in the amount of \$ 25.00, (Public Hearing List Deposit)
- ☒ Photographs of existing premises (5 or 6) from several angles. (IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER - PLEASE SUBMIT FOUR (4) SETS OF THE PHOTOS.)

XIV. AFFIDAVIT.

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

8th day of Aug 2005,
Cheryl L. Canfield

Jeffrey Ehlers
Owner's Signature (Notarized)

JEFFREY EHLERS
Owner's Name (Please Print)

CHERYL L. CANFIELD
Notary Public, State of New York
Qualified in Orange County
#01CA6073319

Signature and Stamp of Notary

Commission Expires April 22, 2006
Applicant's Signature (If not Owner)

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

COMPLETE THIS PAGE ☐



TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12553
(845) 563-4615 (MYRA MASON)



8/22

ZONING BOARD PROCEDURES

PLEASE READ AND COMPLETE THE ATTACHED APPLICATION FORMS WHERE IT APPLIES TO YOUR SITUATION (LOOK FOR HIGHLIGHT IN BOX IN LOWER RIGHT CORNER OF EACH PAGE) AND RETURN TO MYRA MASON (845-563-4615) AT THE ZONING BOARD OFFICE (LOCATED IN THE PLANNING BOARD & ENGINEERING OFFICE IN TOWN HALL) WITH THREE CHECKS MADE PAYABLE TO "THE TOWN OF NEW WINDSOR" AS FOLLOWS:

RESIDENTIAL: (Three Separate Checks Please)

APPLICATION FEE:	\$ 50.00
*ESCROW:	\$300.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

MULTI-FAMILY: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

COMMERCIAL: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

INTERPRETATION: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

UPON RECEIPT OF ALL APPLICABLE PAPERWORK AND CHECKS, YOU WILL BE SCHEDULED FOR THE NEXT AVAILABLE AGENDA FOR YOUR "PRELIMINARY MEETING". YOU DO NOT NEED YOUR PUBLIC HEARING LIST OR ENVELOPES FOR THIS FIRST MEETING.

*

ESCROW

IS TO COVER OUTSIDE PROFESSIONAL FEES SUCH AS ZBA ATTORNEY FEE, MINUTES OF YOUR PORTION OF THE MEETING, LEGAL ADS, ETC. THE BALANCE WILL BE RETURNED TO YOU UPON CLOSING FILE.

LIST OF PROPERTY OWNERS
WITHIN 500 FT. RADIUS OF
PROPERTY IN QUESTION:

APPROXIMATE COST FOR
PUBLIC HEARING LIST:

1-10 NAMES	25.00
11-20 NAMES	35.00
21-30 NAMES	45.00
31-40 NAMES	55.00
41-50 NAMES	65.00
51-60 NAMES	75.00
61-70 NAMES	85.00
71-80 NAMES	95.00
81-90 NAMES	105.00
91-100 NAMES	115.00

ANYTHING OVER 100 NAMES
IS \$1.00 EA. ADDITIONAL
NAME

PUBLIC HEARING LIST OF PROPERTY OWNERS

1. UPON RECEIPT OF ALL APPLICABLE CHECKS AND PAPERWORK, YOUR APPLICATION WILL BE PROCESSED AND YOUR \$25.00 DEPOSIT WILL BE SENT TO THE ASSESSOR'S OFFICE TO ORDER YOUR LIST OF PROPERTY OWNERS WITHIN 500 FEET. **(NOTE: YOU DO NOT NEED THIS LIST OR THE ENVELOPES FOR YOUR FIRST (PRELIMINARY) MEETING. Please do not call the Assessor's Office looking for your list – they will contact you when it is ready or if necessary, call Myra at 845-563-4615.**
2. WHEN THE ASSESSOR'S OFFICE NOTIFIES YOU THAT YOUR PUBLIC HEARING LIST IS READY, YOU MUST COME IN AND PAY THE BALANCE DUE FOR THE LIST. (THE LIST WILL BE PREPARED ON LABELS FOR YOUR CONVENIENCE).
3. PREPARE AN ENVELOPE (self-sealing envelopes are much appreciated) FOR EACH LABEL WITH YOUR RETURN ADDRESS AND A REGULAR \$.37 STAMP. **BRING THE PREPARED ENVELOPES AND A COPY OF THE LIST TO THE ZONING BOARD SECRETARY FOR MAILING.** YOUR PUBLIC HEARING DATE WILL BE SCHEDULED AT THIS TIME.

NOTE:

IF IT IS EASIER FOR YOU, YOU CAN BRING THE ENVELOPES WITH YOU WHEN YOU PICK UP AND PAY FOR YOUR LIST. YOU CAN PUT THE LABELS ON AT THAT TIME AND BRING THEM TO THE ZBA OFFICE FOR COMPLETION.

NOTE:

THE ZBA MEETS ON THE 2ND AND 4TH MONDAY OF EACH MONTH UNLESS A HOLIDAY FALLS ON THAT DATE.